

Know all Men by these Presents,

13455

That EMF, Inc. a corporation duly authorized and existing under the laws of the State of Maine

in consideration of one dollar and other valuable consideration

paid by Ann J. Libby

TRANSFER
TAX
PAID

whose mailing address is 7 Noyes Avenue, Waterville, Maine 04901

the receipt whereof it does hereby acknowledge, do ES hereby give, grant, bargain, sell and

convey unto the said Ann J. Libby of Waterville, Kennebec County, State of Maine,

her heirs and assigns forever, a certain lot or parcel of land (Living Unit A-2) located in the City of Waterville, County of Kennebec and State of Maine as more fully appears on a Unit Layout Plan dated November, 1977 by K & K Land Surveyors, Inc. and identified as Kennebec Hills, duly filed in the Kennebec County Registry of Deeds in File No. D-77190 and specific reference is made to a Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine, as amended, Title 33, Section 560 et seq., which Declaration is dated November 18, 1977 and recorded in said Registry of Deeds in Book 2067, Page 205, et seq., to which reference is hereby made and the same are incorporated by reference herein and made a part hereof. Floor plans for said Unit are recorded in said Registry in Files No. E-77191 and E-77192.

Reference is also made to floor plans of each unit duly filed with said Registry of Deeds, to which reference is made and the same is incorporated by reference herein, together with a 15.52% interest in common and undivided in and to all common areas as specified in said Declaration.

Being the same premises conveyed to the Grantor by Warranty Deed of Robert C. Ferris and Mary E. Ferris, husband and wife, and E. Michael Ferris, dated January 5, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2906, Page 306.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Ann J. Libby**

her heirs and assigns, to her and their use and behoof forever.

And it does ~~renewant~~ with the said Grantee, her heirs and assigns, that it lawfully seized in fee of the premises, that they are free of all encumbrances that it has ~~xxxx~~ good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors ~~xxxx~~ shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, EMF, Inc. ~~xxxxxx~~ has caused this instrument to be sealed with its Corporate seal and signed in its Corporate name by a duly authorized officer of the Corporation
~~xxxx~~

~~XXXXXXXXXXXXXXXXXXXX~~

joining in this deed ~~xxxxxx~~ and ~~xxxxxx~~ by deed and all other rights in the above described premises ~~xxxxxx~~ this 1st day of the month of July, A.D. 19 86.

Signed, Sealed and Delivered
in presence of

[Signature]
.....
.....
.....

E. Michael Ferris
EMF, Inc. by
Robert Ferris
Mary E. Ferris
.....
.....

State of Maine, County of Kennebec

BE:

July 1, 19 86.

Then personally appeared the above named EMF, Inc.

By *E. MICHAEL FERRIS*, Duly AUTHORIZED OFFICER,

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Lisa A. Violette
.....
LISA A. VIOLETTE Notary Public
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 1, 1984



RECEIVED KENNEBEC SS.

1986 JUL -2 AM 9:00

RECORDED FROM ORIGINAL